



Property Information		Request Information		Update Information
File#:	BS-X01672-7056668038	Requested Date:	06/13/2024	Update Requested:
Owner:	Kristan McCarty	Branch:		Requested By:
Address 1:	39 SPRUCE KNOLLS	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PUTNAM VALLEY, NY	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Putnam Valley Department of Zoning there are no Code Violation cases on this property.
Collector: Town of Putnam Valley
Payable Address: 265 Oscawana Lake Road Putnam Valley, NY 10579
Business# 845-526-2377

PERMITS Per Town of Putnam Valley Building Department there are no Open/Pending/ Expired Permit on this property.
Collector: Town of Putnam Valley
Payable Address: 265 Oscawana Lake Road Putnam Valley, NY 10579
Business# 845-526-2377

SPECIAL ASSESSMENTS Per Town of Putnam Valley Department of Finance there are no Special Assessments/liens on the property.
Collector: Town of Putnam Valley
Payable Address: 265 Oscawana Lake Road Putnam Valley, NY 10579
Business# 845-526-2377

DEMOLITION NO

UTILITIES Water & Sewer:
The house is on a community water and sewer. All houses go to the shared well and septic system
Garbage:
Garbage private hauler with lien status and balance unknown.



Property Description Report For: 39 Spruce Knolls Rd, Municipality of Putnam Valley, Town of

No Photo Available

	Status:	Active
	Roll Section:	Taxable
	Swis:	372800
	Tax Map ID #:	73.5-1-10
	Property Class:	210 - 1 Family Res
	Site:	RES 1
	In Ag. District:	No
	Site Property Class:	210 - 1 Family Res
	Zoning Code:	R1
	Neighborhood Code:	28140
	School District:	Putnam Valley
	Total Assessment:	2024 - \$554,900
Total Acreage/Size:	0.73	
Land Assessment:	2024 - \$148,300	
Full Market Value:	2024 - \$554,900	
Equalization Rate:	2024 - 100.00%	
	Property Desc:	05900000070020000000 001200000198000000000 59-7-2
Deed Book:	2051	Deed Page: 493
Grid East:	666192	Grid North: 926181

Area

Living Area:	1,912 sq. ft.	First Story Area:	1,296 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	616 sq. ft.	Number of Stories:	1
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Raised ranch	Bathrooms (Full - Half):	2 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-open/deck	Porch Area:	500.00
Basement Garage Cap:	2	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1964	Eff Year Built:	

Owners

Kristan McCarty 39 Spruce Knolls Rd Putnam Valley NY 10579	Travis McCarty 39 Spruce Knolls Rd Putnam Valley NY 10579
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Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/24/2017	\$399,000	210 - 1 Family Res	Land & Building	Foley, Cindy M	Yes	Yes	No	2051/493
4/17/2007	\$0	210 - 1 Family Res	Land & Building	Christopher, Ronald J	No	No	No	1773/62
4/24/1997	\$1	210 - 1 Family Res	Land & Building	Christopher, Ronald J	No	No	No	1384/168

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	25 x 20	Average	Normal	1964
Porch-enclsd	19.00 sq ft	Average	Normal	1980
Porch-coverd	28 x 4	Average	Normal	1964
Patio-concr	2.00 sq ft	Average	Normal	1964
Shed-machine	0 x 0	Average	Normal	1990

Special Districts for 2024

Description	Units	Percent	Type	Value
FD014-Fire district	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2017	County	\$2,887.42

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

RICHARD QUAGLIETTA
Code Enforcement Officer

PATRICIA A. SMITH
Zoning Inspector

DOREEN C. PIACENTE
Sr. Clerk to the Building Dept.

MICHELLE STEPHENS
Clerk to the Building Dept.



TOWN HALL

265 Oscawana Lake Road
Putnam Valley, New York
10579

Tel: 845 526-2377
Fax: 845 526-8806

TOWN OF PUTNAM VALLEY BUILDING & ZONING DEPARTMENT

Dear Mr. Immanuel,

July 15, 2024

The parcel TM#73.5-1-10 39 Spruce Knolls Road does not have any current open permits and there aren't any violations as of today. This does not mean that there aren't any as we have not performed a site inspection so things may have been done without the required permits. If you haven't visited this property yourself it is recommended that you do so. This parcel has a well and a septic. I have no information regarding owed or paid taxes.

Sincerely,

Patricia Smith
Zoning Inspector